



**WOOLLIAMS**  
Property Services

**Guide price £270,000**  
Fort Street, Barnstaple, EX32



 **4**  
Bedrooms

 **2**  
Bathrooms

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |  
sales@wooliamspropertyservices.com

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The property benefits from gas-fired central heating and double glazing throughout, while still retaining a number of attractive original Victorian features. The accommodation is highly recommended for viewing and briefly comprises: an entrance porch leading into a welcoming hallway, a spacious lounge with a bay window and double doors opening into a separate dining room. There is also a fitted kitchen offering a range of wall and base units. On the first floor are three well-sized bedrooms and a family bathroom featuring a four-piece suite, along with a separate cloakroom. The top floor provides a further bedroom with its own en-suite bathroom, offering flexible living space ideal for guests or a home office. Externally, the property enjoys a pleasant enclosed rear garden, laid mainly to lawn with a patio area and a timber-framed garden shed.

A well-presented and generously proportioned mature mid-terraced house, situated in a sought-after and established residential area within easy reach of the town centre.

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The town centre offers a good range of local shops and amenities, with reputable schooling facilities also located nearby.

### **Entrance Porch**

Front door off, patterned quarry tile floor.

### **Entrance Hall**

Half glazed door off with stained glass panelling, radiator, staircase to 1st floor, under stairs cupboard, patterned quarry tile flooring.

### **Lounge** *4.87m x 3.73m (16' x 12' 3")*

UPVC double glazed bay window, original fire surround and Victorian insert with fitted co-effect living flame gas fire. Double radiator, exposed floorboard, double opening doors to

### **Dining Room** *3.86m x 3.17m (12' 8" x 10' 5")*

Sliding patio doors to the rear garden, original fire surround and Victorian inset, radiator, and exposed floorboards.

### **Kitchen** *4.11m x 2.99m (13' 6" x 9' 10")*

Range of white units comprising inset single drainer sink unit with mixer tap, drawers, cupboards and space below with plumbing for washing machine. Inset ceramic hob and built-in oven below with working surface/breakfast bar with drawers and cupboards below, range of wall units including some glazed cabinets, radiator,. Wall mounted Worcester Gas fire combination boiler feeding domestic hot water and central heating system, double radiator,, vinyl floor covering.

### **First Floor Landing**

Fitted carpet to stairs, Velux skylight, radiator, staircase to 2nd floor.

### **Bedroom 2** *5.05 x 3.07*

UPVC double glazed bay window, former fireplace, built-in lever door storage cupboard, radiator, fitted carpet.

### **Bedroom 3** *3.70m x 3.14m (12' 2" x 10' 4")*

Small built-in storage cupboard, radiator, fitted carpet.

### **Bedroom 4** *2.87m x 1.75m (9' 5" x 5' 9")*

Double radiator, fitted carpet.

**Bathroom** *3.04m x 2.87m (10' x 9' 5")*

Four piece white bathroom suite comprising of a claw bath with mixer tap and shower attachment, corner shower cubicle with tiled wall area and sliding door, vanity wash hand basin with cupboards below, WC, double radiator, heated towel rail, laminate flooring.

**Cloakroom**

White suite comprising WC, vanity wash basin with mixer tap and cupboard below, vinyl floor covering.

**Second Floor Landing**

Fitted carpet extending to the stairs, built-in double storage cupboard.

**Bedroom 1** *6.07m x 3.14m (19' 9" x 10' 4")*

A double aspect room with skylight and UPVC double glazed dormer window. This room enjoys delightful views across the town. Radiator, exposed floorboards, door to

**En-suite Bathroom** *2.93m x 2.71m (9' 7" x 8' 11")*

Having a four piece white bathroom suite comprising a claw bath with mixer tap and shower attachment, corner shower cubicle with sliding door, vanity wash hand basin with cupboards below, WC, heated towel rail, Velux skylight.

**Outside**

There's a small enclosed front garden area, a pedestrian gate and pathway to the front door. To the rear of the house is a pleasant walled garden having a delightful patio extending from the kitchen. There is a rear garden with two planted areas with a variety of bushes. There is a paved and gravel area and a timber framed garden shed.

**Services**

Mains water, gas, electricity, and drainage connected.

**Council Tax**

Band B

**EPC**

Rating E

**Tenure**

Freehold

**Viewings**

By appointment through Woolliams Property Services. Telephone: Office Hours: 01271 328586 Out of Office Hours: 07977 269098

**Directions**

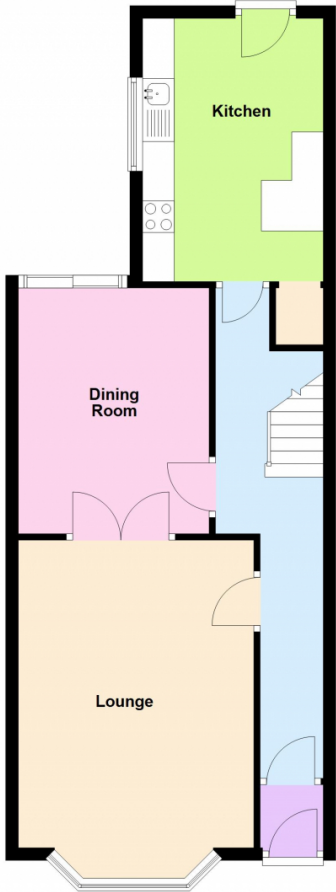
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**Useful Information**

To find out further useful information on this property, such as bin collection days, whether this is a conservation area, planning history, etc, why not check the North Devon Council website: [www.northdevon.gov.uk/my-neighbourhood](http://www.northdevon.gov.uk/my-neighbourhood)



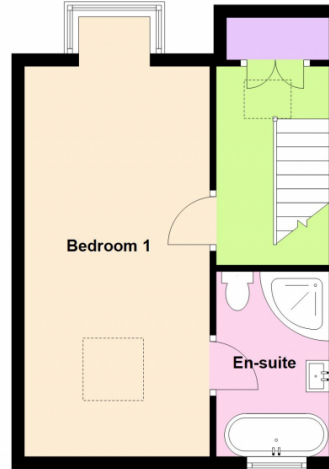
**Ground Floor**



**First Floor**



**Second Floor**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>77</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>52</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

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